

SPECTRUM | BRUSSELS

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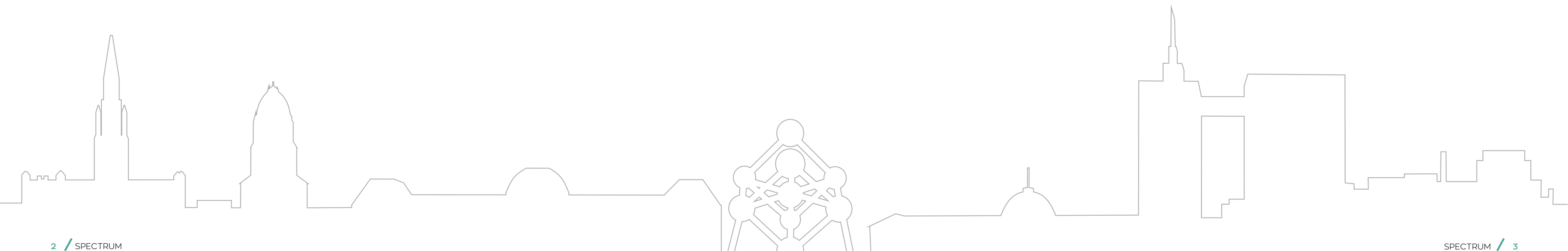
INNOVATION
DISTINGUISHES
BETWEEN A
LEADER AND A
FOLLOWER.”

Steve Jobs

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The enclosed USB card contains additional technical details, floor plans and images.



01.

/ A PRESTIGIOUS
LOCATION

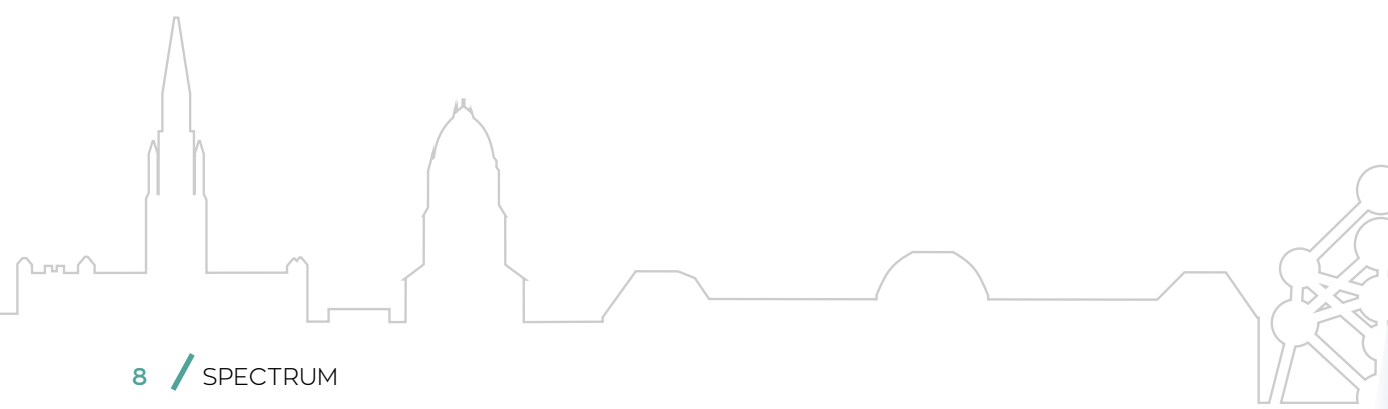
AN ICON AT THE GATES OF EUROPE

PRESTIGIOUS LOCATION



QUALITY ENVIRONMENT

In this 21st century, employers and employees look for more than just a place to work. They need an environment that provides an exciting workspace, yet at the same one that adds quality of life.



SPECTRUM IS
LOCATED AT THE
MEETING POINT
OF NATIONS
& INSTITUTIONS

EXCELLENCE IN LOCATION

If you are looking for a location in the **heart of Brussels**, Spectrum offers an excellent solution. It is located in the pentagon, at the junction of the centre and the **European districts**.



It offer its occupants immediate access to all of the decision-making nerve-centres of Europe and Belgium:

- the European Parliament
- the European Commission & associated bodies
- the Belgian Federal Parliament
- multinationals headquarters
- embassies
- lobby groups

Across the road is the lively Madou district with its numerous shops, cafes and restaurants. Just a few minutes walk in the other direction and you are right in the heart of historic Brussels – the Rue du Congrès, Place de la Liberté and on to the Grand'Place itself.

NOWHERE IN THE
EUROPEAN CAPITAL
IS THERE MORE LIFE
TO BE FOUND.

BRUSSELS IS

THE GATEWAY
TO EUROPE




THE CAPITAL
OF EUROPE

BRUSSELS IS SIGNIFICANTLY **MORE ATTRACTIVE** THAN MANY OTHER EUROPEAN CITIES IN TERMS OF THE **QUALITY, AVAILABILITY AND COST** OF REAL ESTATE.

OVER **1,300**
FOREIGN
COMPANIES ARE
BASED IN BRUSSELS

THE HUB
FOR MANY
MULTI-
NATIONALS


35% OF THE
ONE MILLION
RESIDENTS IN
BRUSSELS HAVE
A UNIVERSITY
DEGREE

GROWING POPULATION :
+20.000 NEW INHABITANTS EACH YEAR IN BRUSSELS

02.

/ EXCEPTIONAL OFFICES

ACHIEVEMENTS BEYOND EXPECTATIONS

Spectrum strikes the right balance between
comfort & efficiency through innovative
technologies & excellent design.

EXCEPTIONAL OFFICES

THE RIGHT BALANCE
BETWEEN COMFORT
& EFFICIENCY



SPECTRUM
OFFICES

EXCEPTIONAL OFFICES

BECAUSE OF THIS EXCELLENCE IN CONCEPTION, SPECTRUM IS AIMING FOR BREEAM 'EXCELLENT' CERTIFICATION.

To achieve this exceptional level, a building needs to meet **stringent criteria**.

This extends to more domains than just **low energy consumption**.

BREEAM[®]
★★★★
EXCELLENT

ZERO ENERGY BUILDING

THE EUROPEAN ENERGY PERFORMANCE OF BUILDINGS DIRECTIVE REQUIRES ALL NEW BUILDINGS TO BE NEARLY ZERO-ENERGY BY THE END OF 2020. SPECTRUM IS ALREADY AHEAD OF ITS TIME!

ENERGY EFFICIENT & AMPLE NATURAL LIGHT

With Spectrum, **energy efficiency** does not mean a closed-in façade, excluding all light from the workspace. It is the exact opposite.



HIGHEST COMFORT CLASS CONFORM EN15251 OFFICES

EN15251 is an European building directive that specifies indoor environmental parameters for assessment of buildings addressing indoor air quality, thermal environment, lighting and acoustics. Spectrum conforms to the highest comfort conditions for addressing indoor air quality, thermal environment, lighting and acoustics.



HYBRID HVAC INSTALLATIONS AND USE OF FREE & NIGHT COOLING SYSTEMS

A cross between natural and mechanical HVAC installations. Hybrid HVAC installations are a modern concept that uses the components and dimensioning of the passive installations coupled to non-permanent mechanical assistance. The mechanical assistance is used only when the natural sources are not sufficient to ensure the required conditions. It is started up automatically, and can be activated by a temperature sensor, a pressure controller or a temperature controller. Hybrid HVAC installations have the lowest primary energy consumption that exists on the market.

03.

/ CUTTING EDGE
TECHNOLOGY

UNIQUE GLASS WALLS PROVIDING FLOOR TO CEILING TRANSPARENCY

Spectrum combines two features between which most other buildings have to choose.

It has a stunning design: with its largely glazed exterior – giving it a purposeful, almost arrogant yet light and airy aspect.

At the same time, it has been designed to meet the latest passive norm (Passive Building).



BEST OF TWO WORLDS

Spectrum combines the **best of two worlds**: an energy efficient building with low operation costs and a work environment with a great deal of natural light, resulting in a positive mindset for the people who work there daily.

TECHNICAL DESCRIPTION

HIGH LEVEL INSULATION

HIGH LEVELS OF AIR-TIGHTNESS

Interior automatic sunblinds

FREE CHILLING

REVERSIBLE CLIMATE CEILINGS

OPTIMAL LIGHTING DEGREE WITH DAYLIGHT-BASED CONTROL

Ventilation units with highly efficient heat recuperation

POSSIBILITY FOR INDIVIDUAL HEAT CONTROL

CENTRAL TECHNICAL MANAGEMENT FOR ENERGY USE MONITORING

rainwater recovery



To ensure that Spectrum is inviting and attractive for those working in it, an entrance portico, along with the oblique lines breaking through a rectangular glass façade pattern, increase the dynamic character of the building.

“WHILE TENANTS OF THE BUILDING WILL BE AWARE OF WORKING IN AN URBAN ENVIRONMENT - WITH ALL THE BENEFITS THE CITY HAS TO OFFER - THIS WILL ALWAYS BE WITHIN A THE PLEASANT AND EFFICIENT COMFORT ZONE SPECTRUM HAS TO OFFER.”

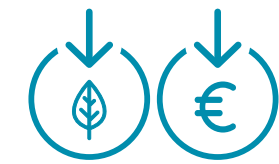
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CHARGING POINTS

LOW ↓
ENERGY

DEMAND FOR HEATING
(<15 KWH/M²) &
LOW PRIMARY ENERGY CONSUMPTION
(<85 KWH/M²)

THE COMBINATION OF ALL THE ABOVE TECHNICAL SYSTEMS BRINGS GENUINE SAVINGS TO THE OCCUPANT, COMPARED TO A CLASSICAL INSTALLATION, IN BOTH FINANCIAL AND ENVIRONMENTAL TERMS:



SPECTRUM

REDUCED



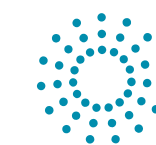
COMPANY
ENVIRONMENTAL
FOOTPRINT

97
LESS

TONNES



RAIN-
WATER
RECUPE-
RATION



HIGH LUMINOSITY BY
LED LIGHTING

ENERGY LABEL

B+

A woman with curly hair, smiling and looking to the right, holding a smartphone. The image is split into two pages. The left page shows her from the chest up, and the right page shows her hands holding the phone against a light blue background.

04.

✓ AN EYE
FOR DETAIL

AN EYE FOR DETAIL

THE ARCHITECTS' VIEW

AN ELEGANT AND REFINED GLASS STRUCTURE, WITH CONTRASTING NATURAL STONE, MAKES A WELCOME BREAK FROM THE BRUTALIST CONCRETE ARCHITECTURE OF THE PAST.

THE LARGE GLAZED AREAS – A TRANSPARENT CURTAIN WALL – CREATE A TWO-WAY-OPENNESS AND GIVE A CLEAR VIEW OF THE FUNCTIONALITY OF THE BUILDING.

“Spectrum is in tune with its times in another way too. The desire to bring more mixed use into all districts of the city, and especially those which were formerly ‘office ghettos’, is reflected by the solid and semi-closed parts of the façade, which reinforce an integrated connection with the residential area, a genuine symbiosis between working and living in the city.”

JASPERS-EYERS
ARCHITECTS



GHELAMCO TACKLING THE CHALLENGE

It is clear that resolving the problems posed by our desire to create an **extremely efficient and iconic building** without compromising **comfort** and **quality** of work environment, was a formidable challenge, requiring strong research and determination.



MIXED OFFICE LAY-OUT

Open space	10
Flex open space	22
Co-working	66
Closed office	25
Total:	123

Bubble	2
Meeting room 08/10p	3
Meeting room 14/16p	4
Village	1



FLEXIBLE OFFICES:
 offering both Single & Multi-Tenant
 configuration possibilities.

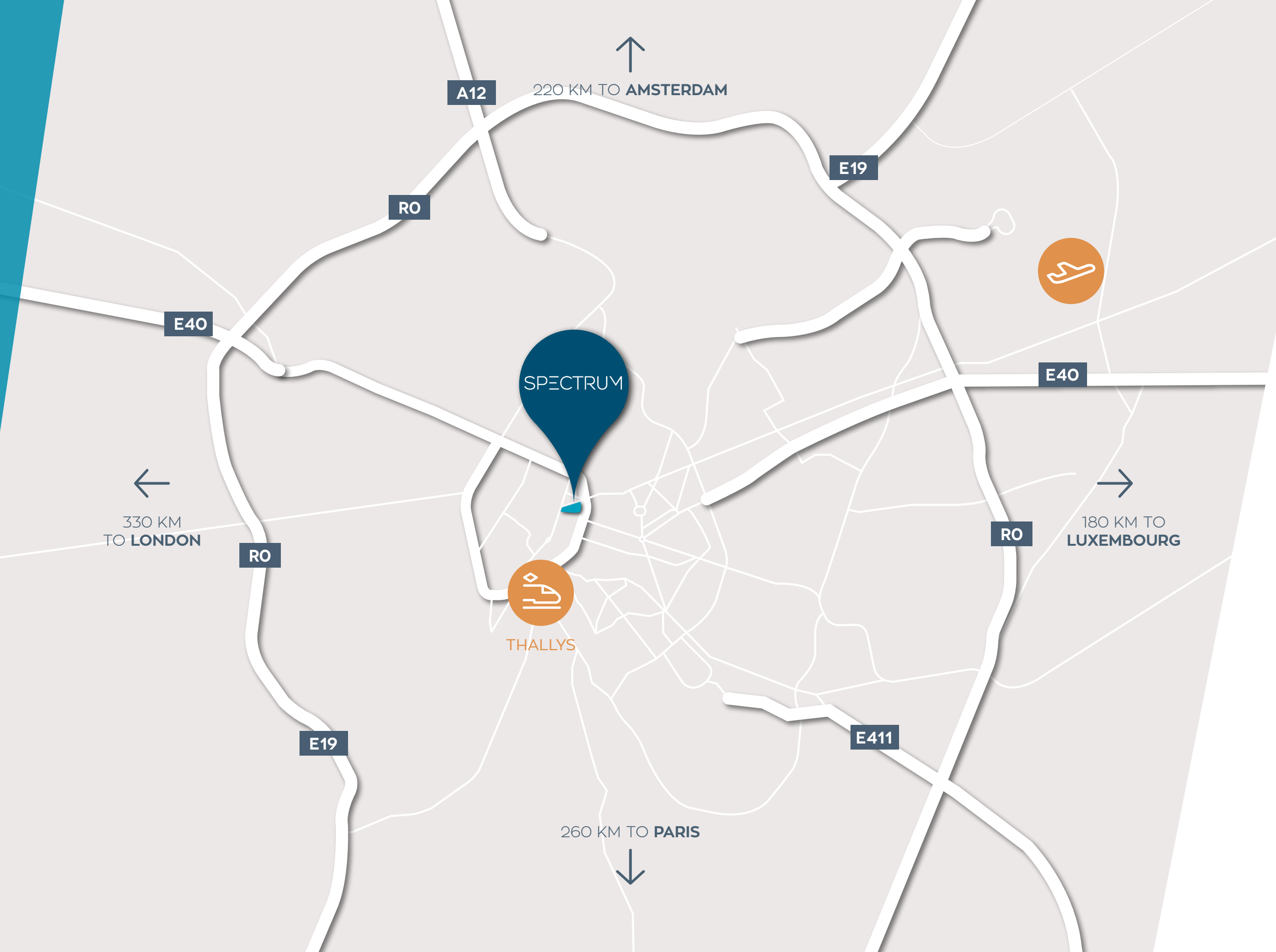


05.

/ EXCEPTIONAL
ACCESS

EXCEPTIONAL ACCESS

Spectrum is located at the end of the main thoroughfare leading in from the Ring and the E40, and is directly located on the Brussels inner beltway.

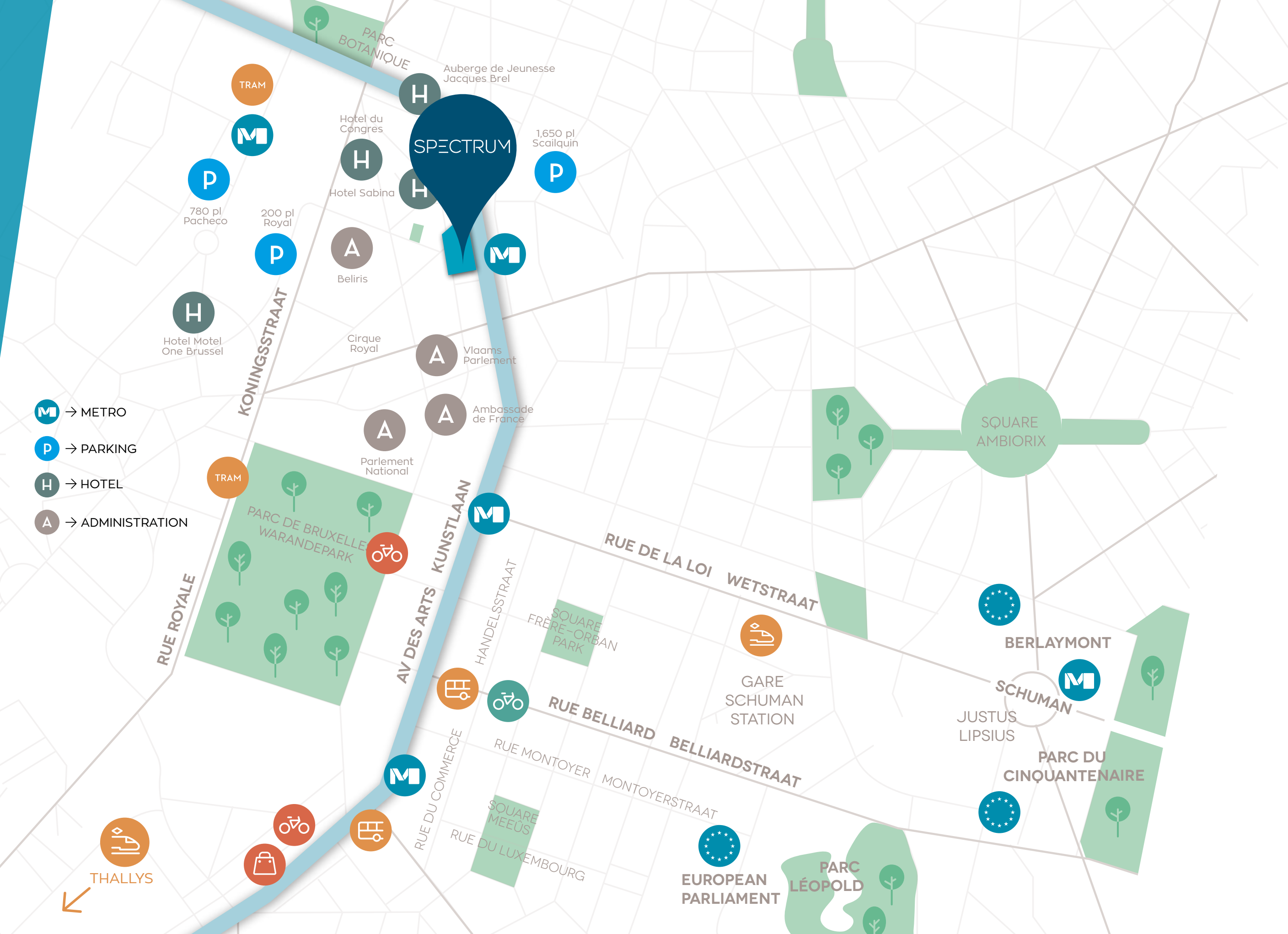


MOBILITY IS KEY

Mobility has become a key factor in the decision making process for new offices. Access to Spectrum could not be better. There is a metro station in front of the building, bringing all parts of Brussels into immediate reach. This metro station - Madou - is around 8 minutes from Brussels South station, serving all parts of Belgium and many international destinations: Paris, Amsterdam, London, Düsseldorf, Frankfurt...

“SPECTRUM OFFERS A HIGHER THAN AVERAGE PARKING RATIO FOR THIS AREA”





19  **MIN**
to the airport by train

5  **MIN**
to the Central Station, by metro

2  **MIN**
to the bus stop on foot

8  **MIN**
to leave Brussels by car

5  **MIN**
to the european institutions on foot

1  **MIN**
to the metro Madou on foot

ONCE YOU ARRIVE, THE
172 **CAR PARKING SPACES**
UNDERNEATH THE BUILDING,
ALONG WITH NUMEROUS
BICYCLE PARKING SPOTS
ARE WAITING.

06.



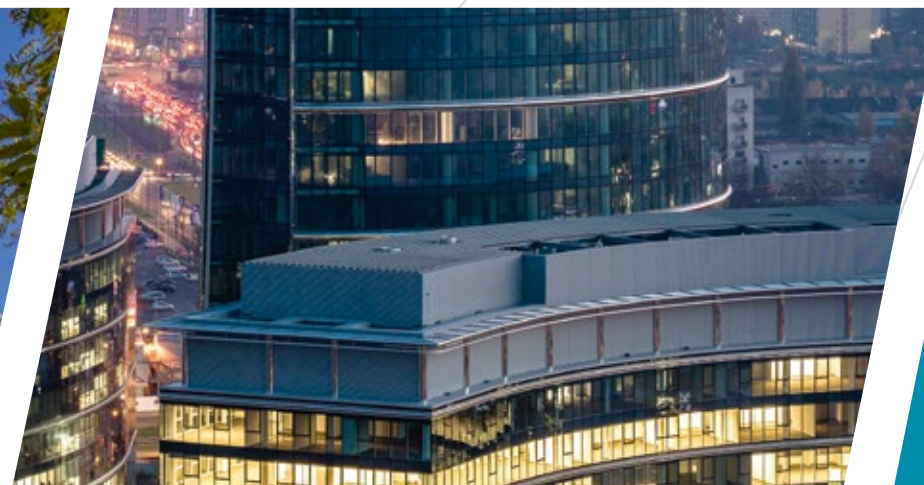
ABOUT US



GHELAMCO GROUP

“WE CREATE THE FUTURE TODAY”

is a leading European real estate investor and developer operating in the office, residential, retail and logistics markets. It maintains **high-quality** internal controls in relation to agreed milestones across all of its project development phases : land purchase, planning, coordinating the construction phase and sale or lease.



Ghelamco Group's projects combine prime and strategic locations with efficient and aesthetically inspiring designs and realistic timing.

THE CURRENT DEVELOPMENT PIPELINE IN BELGIUM IS DEDICATED, WITH PROJECTS IN ALL MAJOR CITIES OF THE COUNTRY.

The group's successes on the Belgian, French, Polish, Ukrainian and Russian markets are generated by its **professional and enthusiastic staff** who are driven by the vision and enthusiasm of the management.

IN BELGIUM, GHELAMCO HAS GAINED A GREAT DEAL OF RECOGNITION WITH THE DEVELOPMENT OF THE GHELAMCO ARENA GHENT, THE ADJACENT HOTEL, BLUE TOWER'S OFFICES AND RETAIL.





www.spectrum-brussels.com

